

U.S. Bank National Association, as Trustee, successor in interest to
Wachovia Bank, National Association, as Trustee for Banc of America
Funding Corporation Series 2004-1

NOTICE OF FORECLOSURE SALE

Plaintiff,
vs.

Case No. 13-CV-235

Wayne F. Zdanowski and Mary C. Zdanowski
Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 31, 2014 in the amount of \$111,107.05 the Sheriff will sell the described premises at public auction as follows:

TIME: September 24, 2015 at 2:00 p.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: On the front steps of the Vilas County Courthouse, Eagle River

DESCRIPTION:

Parcel #1A parcel of land in part of Government Lot 3, Section 27, Township 41 North, Range 8 East of the Fourth Principal Meridian, Plum Lake Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Meander Corner common to Sections 27 & 28, marked by a 5" Square brass capped concrete monument in place near the South shore of Plum Lake; thence North 28° 02' 15" East for a distance of 505.56 feet to an iron pipe near the Easterly shore of Plum Lake; thence meandering along said shore, North 16° 29' 55" East for a distance of 131.87 feet to an iron pipe; thence leaving said shore, South 75° 09' 40" East along the North line of Lot 2 of Certified Survey Map No. 2453, recorded in Vol. 8 C.S., page 200, for a distance of 205.87 feet to an iron pipe; and South 56° 47' 09" East for a distance of 51.98 feet to an iron pipe, the PLACE OF BEGINNING; thence North 17° 06' 42" East along part of the Easterly lines of Certified Survey Map No. 2684 for a distance of 123.71 feet to an iron pipe and North 27° 54' 08" East for a distance of 94.74 feet to an iron rod; thence South 86° 49' 55" East along the South line of a 30' easement road for a distance of 22.86 feet to an iron rod; thence South 52° 34' 25" East for a distance of 106.08 feet to a point referenced by an iron rod on the South line of said easement which bears South 23° 47' 43" West for a distance of 5.00 feet; thence South 64° 52' 59" East for a distance of 111.17 feet to an iron rod on the South line of said 30' wide easement; thence continuing along the South line of said easement, South 70° 46' 42" East for a distance of 162.00 feet to an iron rod; thence along an arc of a curve to the right having a radius of 117.42 feet, an arc length of 48.24 feet and the chord bearing South 59° 01' 01" East for a distance of 47.90 feet to an iron rod; thence South 47° 14' 51" East for a distance of 133.09 feet to an iron rod; thence along an arc of a curve to the left having a radius of 144.25 feet, an arc length of 74.85 feet and the chord bearing South 62° 06' 45" East for a distance of 74.01 feet to an iron rod on the Northerly right-of-way line of the Town Road, known as Hanson Road; thence along said right-of-way line and along an arc of a curve to the left having a radius of 175.01 feet, an arc length of 85.00 feet and the chord bearing South 25° 07' 24" West for a distance of 84.17 feet to an iron rod; thence South 13° 23' 34" West for a distance of 149.42 feet to an iron rod; thence along an arc of a curve to the right having a radius of 147.00 feet, an arc length of 134.60 feet and the chord bearing South 42° 15' 41" West for a distance of 129.95 feet to an iron rod; thence South 68° 29' 36" West for a distance of 54.91 feet to an iron rod; thence along an arc of a curve to the left having a radius of 176.00 feet, an arc length of 48.49 feet and the chord bearing South 60° 36' 06" West for a distance of 48.33 feet to an iron rod; thence South 52° 42' 36" West for a distance of 24.19 feet to an iron pipe; thence leaving said Town Road right-of-way line and along the Easterly lines of Lot 2 of Certified Survey Map No. 2453 recorded in Vol. 8 C.S., on page 200, North 25° 15' 20" West for a distance of 390.91 feet to an iron pipe and North 56° 47' 09" West for a distance of 249.43 feet to the place of beginning. Parcel #2 Together with and subject to the 30' access easement which is located along the North line of the above described parcel for the purpose of ingress and egress to the town road.

PROPERTY ADDRESS: 8161 Autumn Ln Sayner, WI 54560-9750

DATED: August 5, 2015

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404
Please go to www.gray-law.com to obtain the bid for this sale

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.